

Section 1: Introduction

A. DOWNTOWN VISION

In May of 2005, property and business owners, residents, and elected officials engaged in a collaborative, weeklong process to develop a community-based vision for the future of Downtown Rocklin. The vision is presented below and illustrated in conceptual form on Figure 1. A more complete version of the vision is presented in the Downtown Rocklin Plan Vision Poster (refer to Appendix A). This Regulating Code was developed to facilitate the implementation of the vision.

Imagine...

Downtown Rocklin as an authentic walking village, where tree-lined streets and vibrant storefronts provide comfortable, safe environments for residents and visitors to stroll and enjoy the community's small town charm.

Imagine...

Downtown Rocklin as a family-oriented center of culture, heritage, learning, civic activities, shopping, dining, and living that balances the vitality of business districts with the tranquility of neighborhoods and the serenity of natural areas.

Imagine...

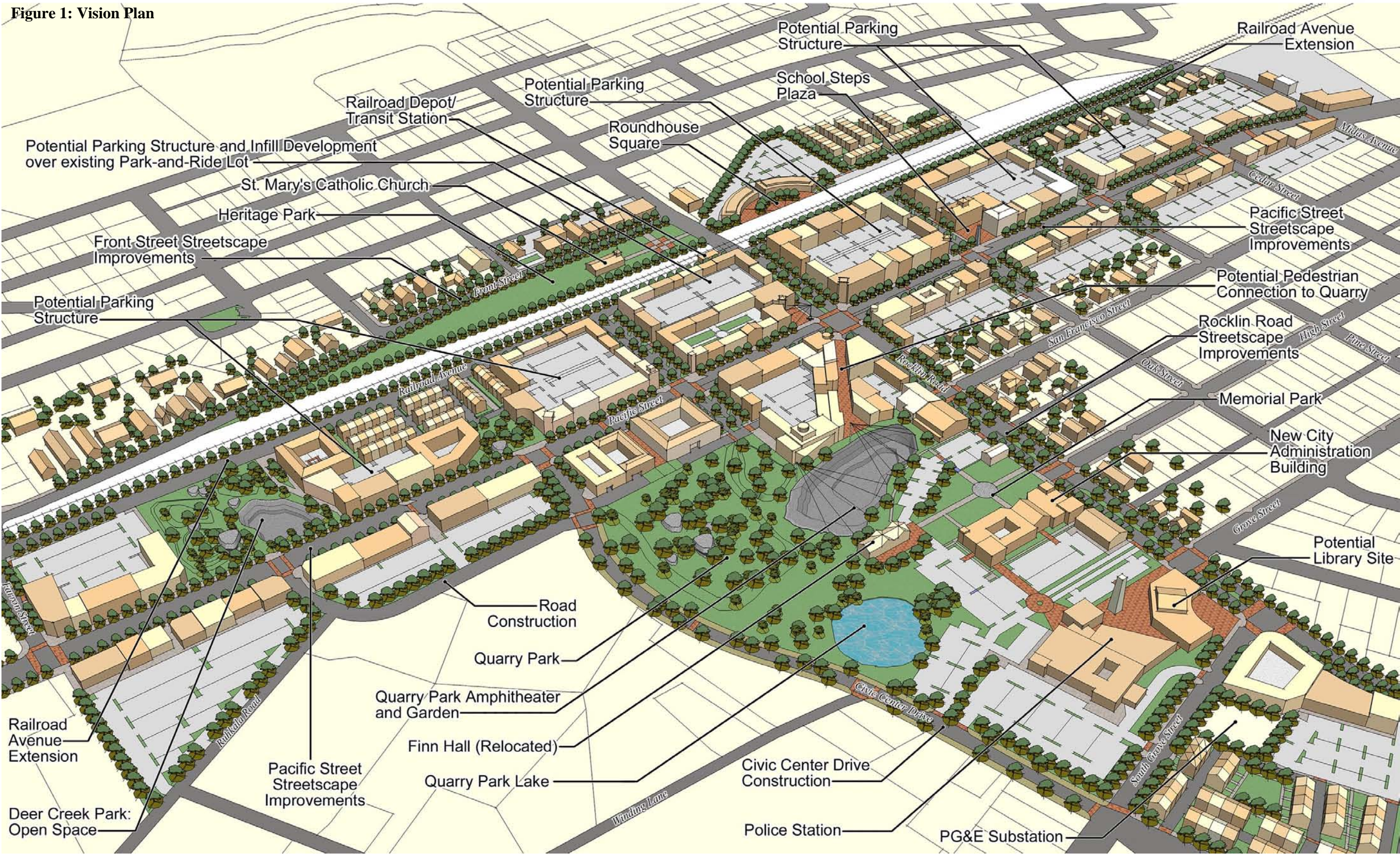
Downtown Rocklin public gathering places where people meet old and new friends at the new Library, over dinner at a sidewalk café, at the public square, at the weekly farmer's market at Roundhouse, or enjoy music at the Big Gun Quarry Amphitheater.

Imagine...

Downtown Rocklin as the renewed heart and soul of the community that embraces the footsteps of the past for its foundation for a vital future for generations to come!



Figure 1: Vision Plan



B. INTENT OF THE REGULATING CODE

This Regulating Code is developed as a tool to facilitate the implementation of the community-based vision for Downtown Rocklin. The Regulating Code applies to all properties within Downtown Rocklin (refer to Figure 2: Downtown Districts and Boundaries).

The Regulating Code shall not be pre-empted by any previously adopted local or state codes that regulate public health and safety, such as the Building, Plumbing, Electrical, or Mechanical Codes. Should any conflict arise between the provisions of the Regulating Code and the City of Rocklin Zoning Ordinance, the provisions of this Regulating Code shall apply.

Interpretation of the standards in the Regulating Code shall be the responsibility of the City of Rocklin Community Development Department.

C. USER'S GUIDE

The Regulating Code for Downtown Rocklin introduces a new, innovative approach to downtown development. The following steps will help users of the Regulating Code understand the development review and approval process.

Step 1: Review the Downtown Rocklin Vision Plan (refer to Figure 1 and Appendix A) to gain an understanding of the overall vision and the proposed improvements to Downtown Rocklin. The Vision Plan is intended to demonstrate the desires of Downtown Rocklin, but is for illustrative purposes only. A full-sized version of the Vision Plan is available at:

City of Rocklin
Community Development Department,
3970 Rocklin Road, Rocklin,
Rocklin, CA 95677

Step 2: Turn to Section 2 of the Regulating Code and identify the District(s) of the subject project site(s) (refer to Figure 2: Downtown Districts and Boundaries).

Step 3: Review the description of the District(s) to determine:

- The general vision for the District(s).
- The types of uses that are allowed, permitted with conditions, and prohibited within the District(s).

Step 4: Turn to Section 3 to determine the allowed building intensities, densities, and heights for the subject project site(s) (refer to Figure 3: Allowed Building Intensities, Densities, and Heights).

Step 5: Turn to Section 4 to determine the types of buildings that are allowed on the subject project site(s) (refer to Figure 4: Allowed Building Typologies).

Step 6: Review the development standards for the applicable building typologies to determine what type of building is best suited to meet individual project goals and objectives.

Step 7: Turn to Section 5 and review the design regulations and guidelines that apply to the subject project.

Step 8: Turn to Section 6 to gain an understanding of how this Regulating Code will be administered. Included in this section is an overview of the review and approval process for Downtown projects.

Step 9: Contact the City of Rocklin Community Development Department to discuss your project, schedule preliminary meetings to receive initial feedback on the proposed project, or to determine application and process requirements.

Figure 2: Downtown Districts and Boundaries

